

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Newlands Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Doncaster East

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Nedlands Ct DONCASTER EAST 3109	\$2,320,000	23/11/2024
2	1 Anthlin Ct TEMPLESTOWE 3106	\$2,703,500	21/09/2024
3	4 Nolan Cl DONCASTER EAST 3109	\$2,301,000	10/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/02/2025 15:45



 5  3  2

Property Type: House
Land Size: 921 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
December quarter 2024: \$1,525,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties

26 Nedlands Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$2,320,000
Method:
Date: 23/11/2024
Property Type: House



1 Anthlin Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,703,500
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 810 sqm approx



4 Nolan CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

 6  3  2

Price: \$2,301,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 812 sqm approx